



US Army Corps
of Engineers®

Nashville District

Public Notice

Public Notice No. 07-04

Date: February 13, 2007

Application No. 5225700

Expires: March 15, 2007

Please address all comments to: Regulatory Branch, 3701 Bell
Road, Nashville, TN 37214-2660; ATTN: J. Ruben Hernandez

JOINT PUBLIC NOTICE
US ARMY CORPS OF ENGINEERS
AND
TENNESSEE VALLEY AUTHORITY

SUBJECT: Proposed Commercial/Private Docks and Dredging at Mile
584.0, Left Bank, Tennessee River

TO ALL CONCERNED: The application described below has been
submitted for a Department of the Army Permit pursuant to **Section
10 of the Rivers and Harbors Act of 1899 (33 USC 403)** and a
Tennessee Valley Authority (TVA) permit pursuant to **Section 26a of
the TVA Act (16 USC 831y-1)**.

APPLICANT: Master Land Group, LLC
2117 Rocky Falls Court NW
Kennesaw, Georgia 30152

LOCATION: Mile 584.0, Left Bank, Tennessee River (Watts Bar Lake),
in Loudon County, Tennessee, 35° 45' 56"N, 84° 23' 14"W, Cave
Creek, USGS Quad Map.

DESCRIPTION: The applicant owns a 36-acre site zoned for high-
density residential development. The land was previously used as
a barge terminal and construction materials storage. Commercial
and private docks would be constructed and an area of lake bottom
dredged associated with the upland development.

a. Proposed Commercial/Private Docks. The applicant plans
phased construction of 109 individual slips on 10 different docks
(Exhibits C-F). Of these, 82 will be reserved for the residents
of the Lighthouse Pointe residential development. The remaining
27 slips (25% of the total) will be available for lease to the
public.

<u>Dock</u>	<u>Type</u>	<u>Slips</u>	<u>Slip Size</u>	<u>Max. Ext.</u>
A	Floating	20	12'x30'	183'
B	Floating	20	12'x30'	187'
C	Floating	14	12'x30'	145'

Contd.

<u>Dock</u>	<u>Type</u>	<u>Slips</u>	<u>Slip Size</u>	<u>Max. Ext.</u>
D	Floating	8	16'x40'	128'
E	Floating	10	12'x30'	100'
F	Fixed	4	12'x30'	47'
G	Floating	21	12'x30'	44'
H	Floating	0	N/A	44'
I	Floating	11	12'x30'	44'
J	Floating	1	12'x30'	44'

A property owners association (to be established) or separate third party will own and manage the docking facilities. In addition, the slips reserved for the residents of Lighthouse Pointe will either be leased or owned fee-simple by the lot owners. The docks will be equipped with lighting, boatlifts, and general use power stations. The main walkways and slip fingers would be 6' and 4' wide, respectively. The docks would have galvanized steel framing, strong durable decking, and encapsulated polystyrene flotation. A typical design schedule is included for Dock C (Exhibit G). Dock H is a maintenance and resource mooring dock. This dock will provide restrooms, a pump out with a connection into the low-pressure sanitary system for the subdivision, and other amenities. Dock J is reserved for the owner of Lot 84 and will be private. A 40-space parking lot will be available to the leasers of public docks along with access to the amenities area for the residents of Lighthouse Pointe.

b. Dredging. Dredging of the lake bottom within the proposed dock construction area is proposed to ensure sufficient navigation depths. Approximately (approx) 39,300 cubic yards (CY) of bottom material would be removed from an area measuring approx. 50'-130' long (90' average) by 900' wide. The area would be deepened to bottom Elevation (El) 730 (average), i.e., 11' below Watts Bar Lake's normal summer pool (NSP), El. 741. A 10' undisturbed buffer would be left between the NSP shoreline and beginning of dredging. The removal of material would be conducted from the land or with the help of floating plant. The dredged material would be loaded into trucks and transported to an off-site location where it would be deposited and properly contained and stabilized.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected

to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination, and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Public Notice No. 07-04

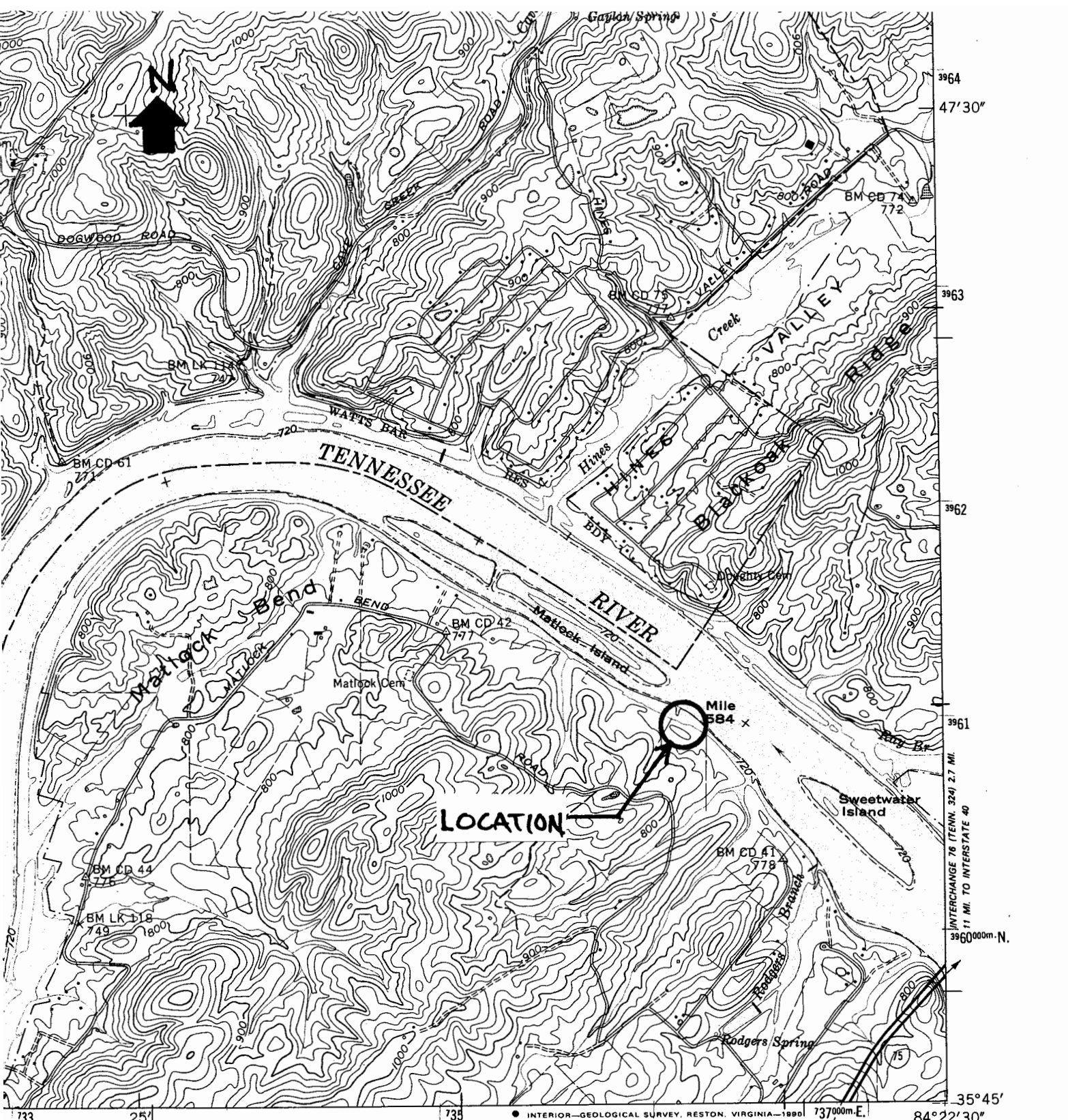
Other federal, state, and/or local approvals may be required for the proposed work.

As previously indicated, TVA approval under Section 26a of the TVA Act would be required. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.

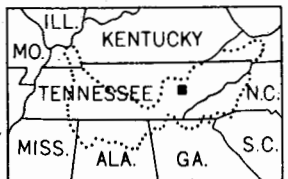
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before **March 15, 2007**, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attn: J. Ruben Hernandez, at the above address, telephone (615) 369-7519. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. However, if comments are sent to TVA, they should be mailed to Mr. Gary Chappelle, Watts Bar-Clinch Watershed Team, 260 Interchange Park Drive, Lenoir City, Tennessee 37772-5664.

If you received this notice by mail and wish to view all of the diagrams, please visit our web site at:
<http://www.lrn.usace.army.mil/cof/notices.htm>, or contact Mr. Hernandez at the above address or phone number.



FILE NO. 5225700
PN NO. 07-04



QUADRANGLE LOCATION

Primary highway, all weather, hard surface _____
Secondary highway, all weather, hard surface _____
Light-duty road, all weather, improved surface _____
Unimproved road, fair or dry weather _____
Interstate Route (circle with 'I') U. S. Route (circle with 'U') State Route (circle with 'S')

CAVE CREEK, TENN.

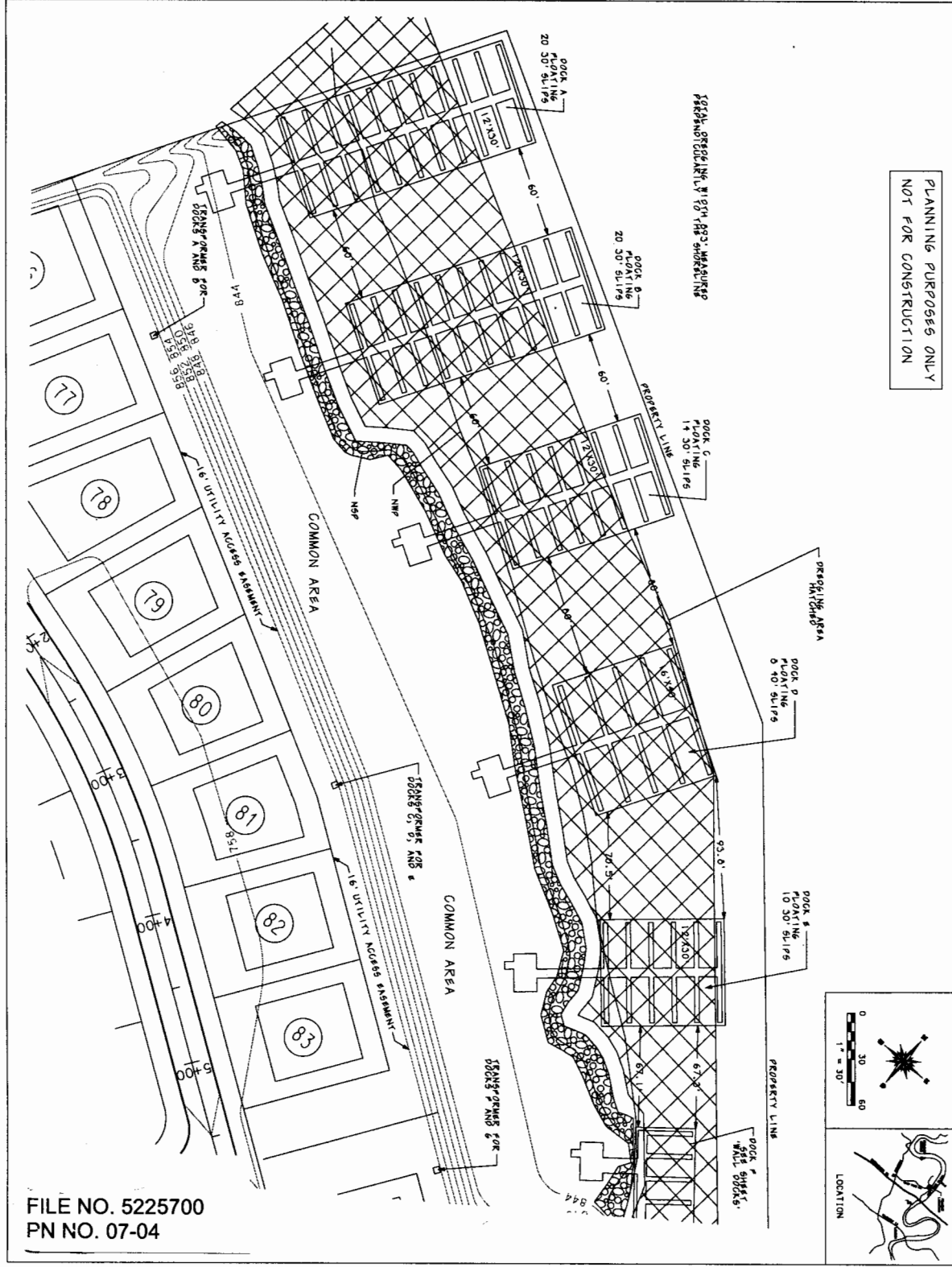
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Revisions shown in purple compiled by the Tennessee Valley Authority from aerial photographs taken 1987 and other sources
This information not field checked. Map edited 1989

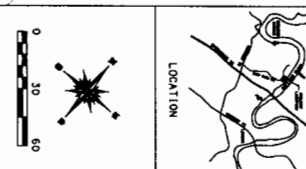
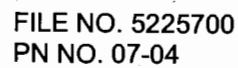
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PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

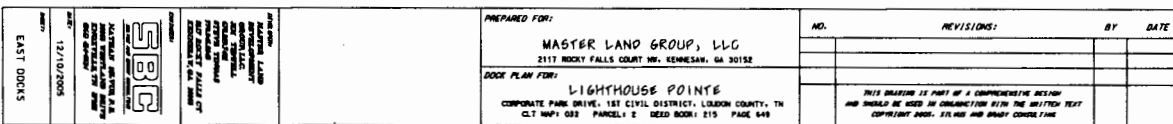


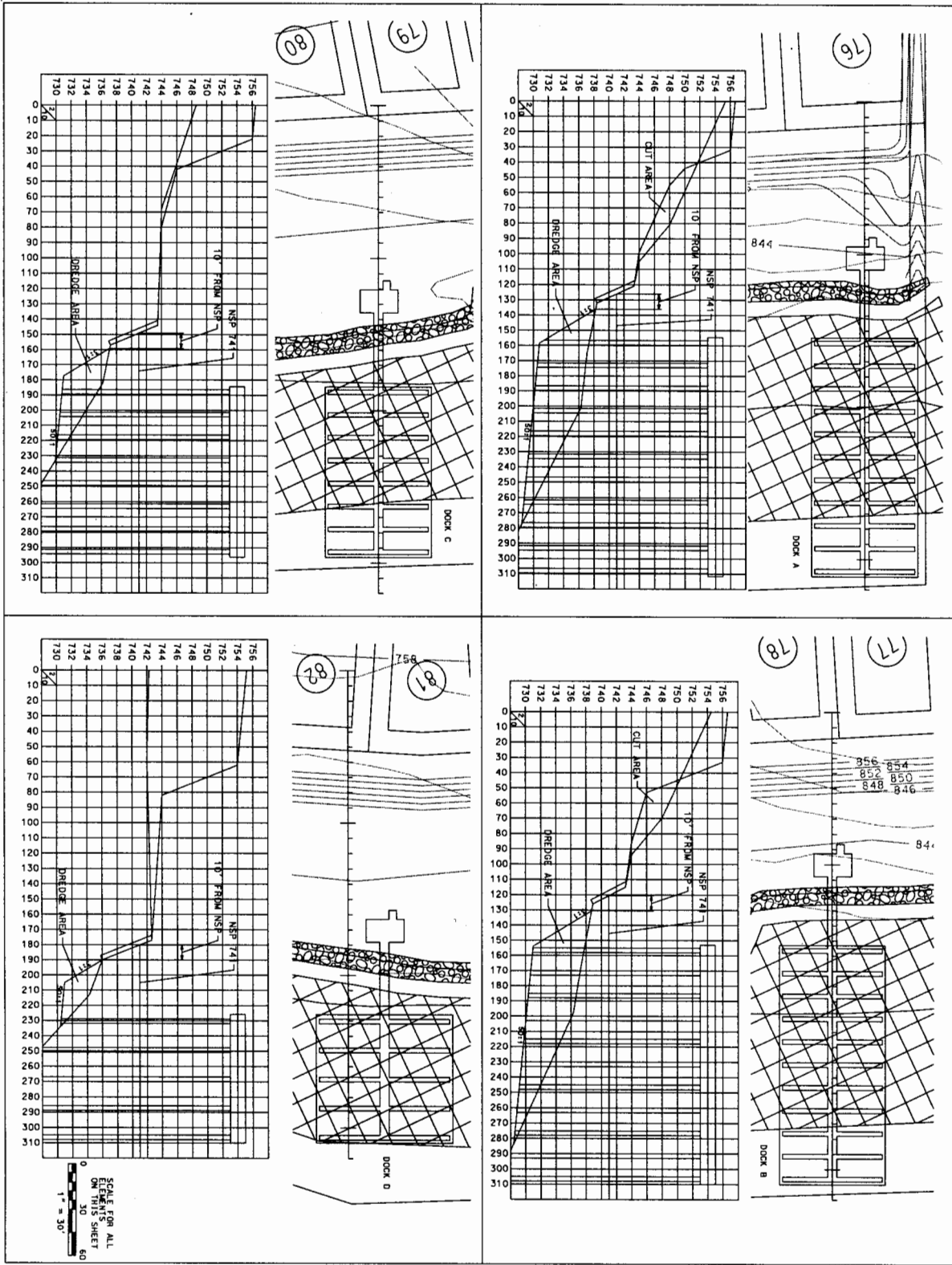
<p>DATE: 12/10/2004</p> <p>WEST DOCKS</p>	<p>PREPARED FOR:</p> <p>MASTER LAND GROUP, LLC</p> <p>2117 ROCKY FALLS COURT NW, KENNESAW, GA 30152</p> <p>DOCK PLAN FOR:</p> <p>LIGHTHOUSE POINT</p> <p>CORPORATE PARK DRIVE, 1ST CIVIL DISTRICT, LOUDON COUNTY, TN</p> <p>CLT MAP: 032 PARCEL: 2 DEED BOOK: 215 PAGE: 649</p>	<p>NO.</p> <p>REVISIONS:</p> <p>BY</p> <p>DATE</p>	<p>THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONNECTION WITH THE WRITTEN TEXT COPYRIGHT 2004, S&B&B CONSULTING</p>
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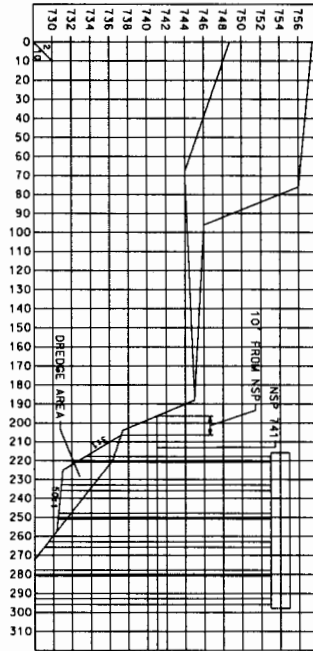
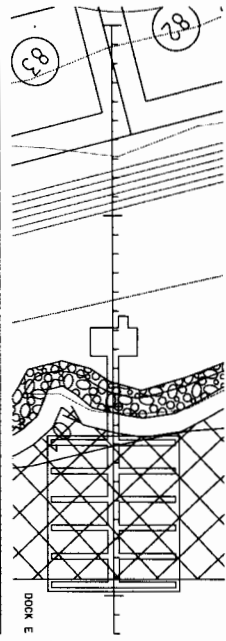
PREPARED FOR: MASTER LAND GROUP, LLC 2111 ROCKY FALLS COURT NW, SEWENAS, GA 30152	NO.		REVISIONS:		BY		DATE	
DOCK PLAN FOR: LIGHTHOUSE POINTE CORPORATE PARK DRIVE, 1ST CIVIL DISTRICT, LADSON COUNTY, TN CL MAP 032 PARCELS 2 DEED BOOK 215 PAGE 649	THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONJUNCTION WITH THE MASTER PEST CONTROL PLAN, EXHIBIT AND BIDDY CONSULTING							



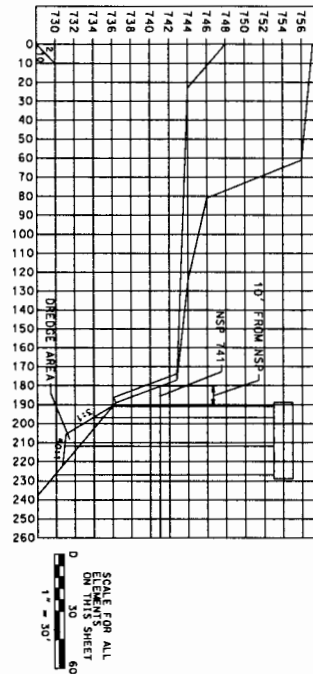
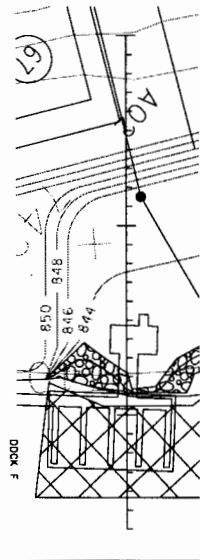


DOK PROFILES DREDGING DETS	DATE: 12/10/2006 PREPARED FOR: MASTER LAND GROUP, LLC 2117 ROCKY FALLS COURT NW, KENNESAW, GA 30158 PROJECT: LIGHTHOUSE POINT CORPORATE PARK DRIVE, 1ST CIVIL DISTRICT, LOUDON COUNTY, TN C/LT MAP: 632 PARCELS: 8 BEED BOOK: 215 PAGE: 640	NO. REVISIONS: BY DATE	THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONNECTION WITH THE WRITTEN TEXT COPYRIGHT 2006, 2007 AND 2008 CH2M HILL
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SCALE FOR ALL
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DOCK PLAN FOR: DREDGING DETAILS	DATE: 12/10/2008		PREPARED FOR: MASTER LAND GROUP, LLC 2117 ROCKY FALLS COURT NW, ALBUQUERQUE, NM 87102 DOCK PLAN FOR: LIGHTHOUSE POINT CORPORATE PARK DRIVE, 1ST CIVIL DISTRICT, LOUDON COUNTY, TN CLT MAP: 082 PARCEL: 2 DEED BOOK: 215 PAGE: 649	NO.	REVISIONS:	BY	DATE	THIS DRAWING IS PART OF A COMPREHENSIVE DESIGN AND SHOULD BE USED IN CONNECTION WITH THE WRITTEN TEXT SUPPLEMENT BOOK, 215, 216 AND 217.
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